



Berlin Housing Authority

Berlin Housing Authority has worked diligently to find other sources of funding while weathering the most recent round of federal budget configurations. Staff has worked hard to provide quick turnover in units that are available to local elderly and those with disabilities.

We were fortunate this year to be awarded a Greener Homes Grant from NH Housing Finance Authority for St Regis House to reduce energy consumption and costs. All sectors of energy were evaluated and remediated. Brian Lang Home Remodeling and Construction serves as the General Contractor hiring local subs and one contractor from Carroll County to include Norse Construction, Northwoods Electric, Gosselin Plumbing and Munce's Superior. This grant alone totaled over \$330,000 and has provided the opportunity to examine and correct collateral issues in a building that is over 100 years old.

The news keeps getting better! The Greener Homes Program subsequently awarded the Berlin Housing Authority almost \$225,000 in funding to perform many of the same energy related interventions. Further BHA was able to leverage this grant with a grant from the Northern Forest Center and the Berlin Better Buildings Program to install a pellet boiler system with oil backup.

Close to \$600,000 in new dollars are being spent in this area with local contractors when all grants are tallied. Andre Caron who is very familiar to the City of Berlin with his engineering expertise is serving as Clerk of the Works for both projects.

In a spectacular show of cooperation, Mike Perrault from Berlin Public Works worked with the Housing Authority to outline a potential source of funding to install emergency generators in HUD funded facilities. The Housing Authority applied and is awaiting final verification of this incredible project. Three facilities will leverage current funding to hopefully install the generators in 2013. Technical assistance from Chief Trull from the Berlin Fire Department was critical in obtaining these funds.

Berlin Housing has been an active participant when emergency planning occurs within the City and the knowledge base of City staff is strengthening the Authority's ability to respond to the unexpected.



Executive Director Mary Jo Landry and Board Chair David Graham, Esq.

The Housing Authority seeks to provide housing and assist in subsidizing private landlords in the Housing Voucher Program. As such it would be remiss not to mention the epidemic occurrence of bedbug infestation that is currently being experienced in some of Berlin's buildings. To that end the Authority is hosting a learning session for landlords to

discuss intervention strategies and prevention in our City.

A. UTILIZATION OF ASSISTED HOUSING PROGRAMS AT JUNE 30, 2012 (in number of units)

	Units Allocated	Units Under Lease
Public Housing	55	55
St. Regis House	42	42
Vouchers	285	212
TOTAL	382	309

Utilization on June 30, 2012 was 100%. Average voucher utilization for the prior calendar year was 74%

B. Public Housing and St. Regis House turnover in 2012

	Units in 2012	Units in 2011	Units in 2010
Public Housing	14	14	12
St. Regis House	5	4	4

We would like to take a minute to thank Mayor and Council for the appointment of our Commissioners who allow and encourage us to do the best job possible in service to our clients. Their support is a vital part of our success and we are grateful for it.

Visit us at:

www.berlinnh.gov/Pages/BerlinNH_Housing_Authority

Respectfully Submitted by

Commissioners David Graham Esq. Chair, Margaret McClellan, Charles Dodge, Paul Croteau and Matthew Buteau

Mary-Jo Landry, Executive Director
Berlin Housing Authority

BUILDING INSPECTOR'S REPORT

PERMITS	2008	2009	2010	2011	2012
Building	129	144	176	133	162
Electrical	52	77	71	89	90
Plumbing	6	4	20	13	13
Sign	10	9	12	6	3
Demolition	6	38	40	43	51
Mechanical	2	2	1	2	32

Visit us at:

www.berlinnh.gov/Pages/BerlinNH_CodeEnforce

Joe Martin
Code Enforcement Officer

Berlin Housing Authority Combined Balance Sheet			
	June 30,	June 30,	June 30,
	2010	2011	2012
ASSETS			
Cash	\$ 292,675	\$ 522,734	\$ 503,081
Security Deposits	17,345	15,108	15,326
Accounts Receivable	2,273	2,151	2,093
Investments	200,149	28,633	28,633
Prepaid Insurance	8,476	8,298	8,000
Accrued Interest Receivable	68	-	-
Capital Assets (Net)	885,110	1,041,345	1,003,653
Other Assets	107,169	108,235	108,620
TOTAL ASSETS	\$ 1,513,265	\$ 1,726,504	\$ 1,669,406
LIABILITIES			
Accounts Payable	17,545	1,935	4,267
Other Liabilities	88,595	101,038	106,994
TOTAL LIABILITIES	106,140	102,973	111,261
EQUITY/NET ASSETS			
Invested in Capital Assets, Net of Related Debt	885,110	1,041,345	1,003,653
Restricted Net Assets	96,903	138,025	161,498
Unrestricted Net Assets	425,112	444,161	392,994
TOTAL EQUITY/NET ASSETS	1,407,125	1,623,531	1,558,145
TOTAL LIABILITIES AND EQUITY/NET ASSETS	\$ 1,513,265	\$ 1,726,504	\$ 1,669,406
<u>COMPONENTS OF TOTAL EQUITY/NET ASSETS</u>			
<u>Liquid Equity:</u>			
Cash	\$ 292,675	\$ 522,734	\$ 503,081
Investments	200,149	28,633	28,633
Other working capital components	29,191	30,819	22,778
Net Liquid Equity	522,015	582,186	554,492
<u>Non Liquid Equity:</u>			
Land, Structures, and Equipment	885,110	1,041,345	1,003,653
Other Assets	-	-	-
Total Non Liquid Equity	885,110	1,041,345	1,003,653
Total Equity/Net Assets	\$ 1,407,125	\$ 1,623,531	\$ 1,558,145
<u>Changes in Equity-Year ended 6/30/11</u>			
Equity, 6/30/11	\$ 1,623,531		
Prior year audit adjustments	-		
Net Income (Loss) from Operations:			
Public Housing and Capital Fund Programs	(71,138)		
All other programs	5,752		
Equity, 6/30/12	\$ 1,558,145		
<u>Public Housing Portion of Equity</u>			
Public Housing	\$ 1,202,028		
All other programs	356,117		
Total Equity	\$ 1,558,145		
NOTE -Public Housing funds can only be used for Public Housing related improvements or expenditures. Public Housing capital expenditures must have HUD approval.			